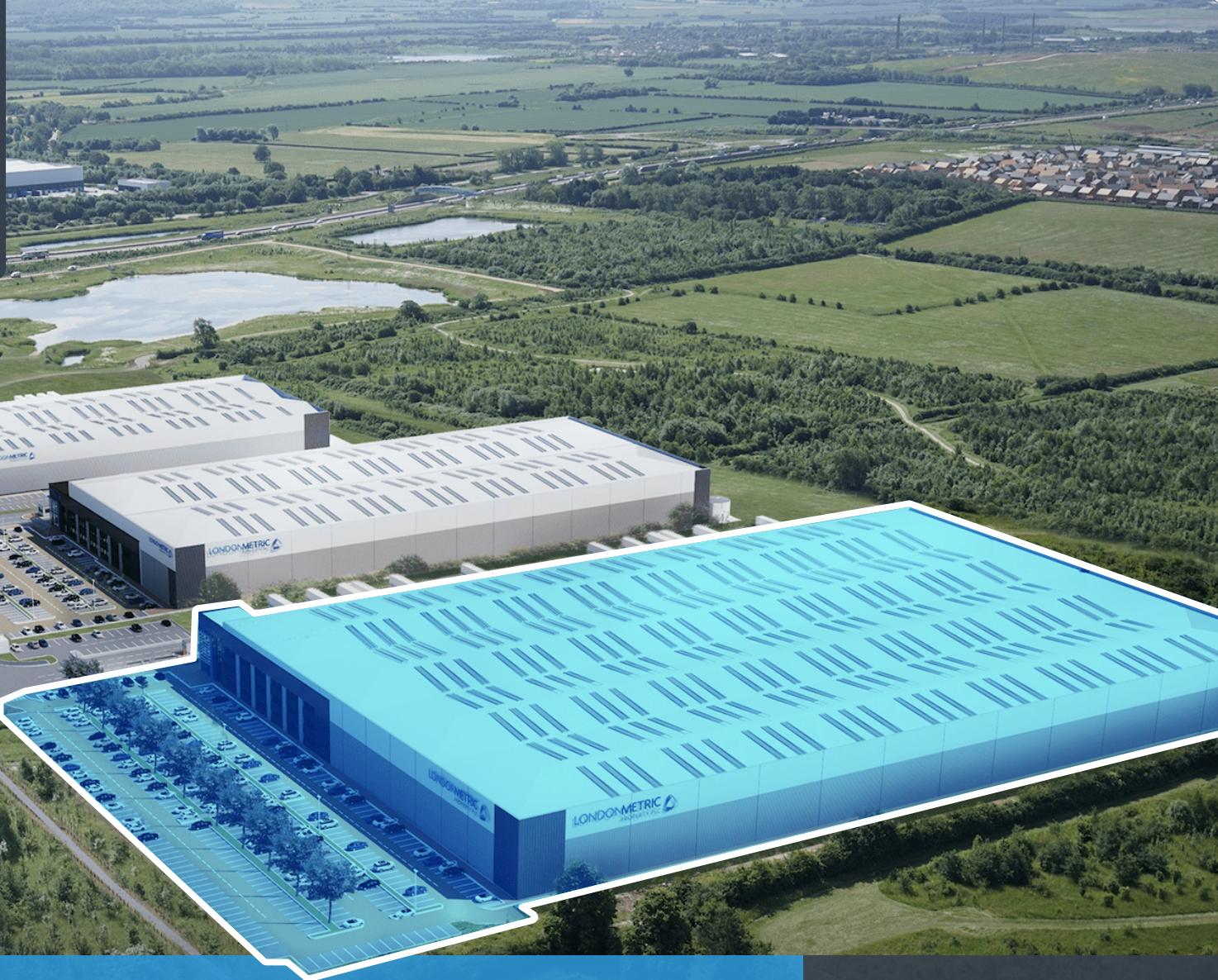




[bedfordlinklogisticspark.com](http://bedfordlinklogisticspark.com)



**UNIT 1 - 355,941 sq ft (33,068 sq m)**  
**COMPLETION Q4 2021**

**LONDONMETRIC**  
PROPERTY PLC 

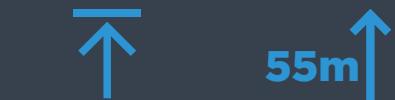
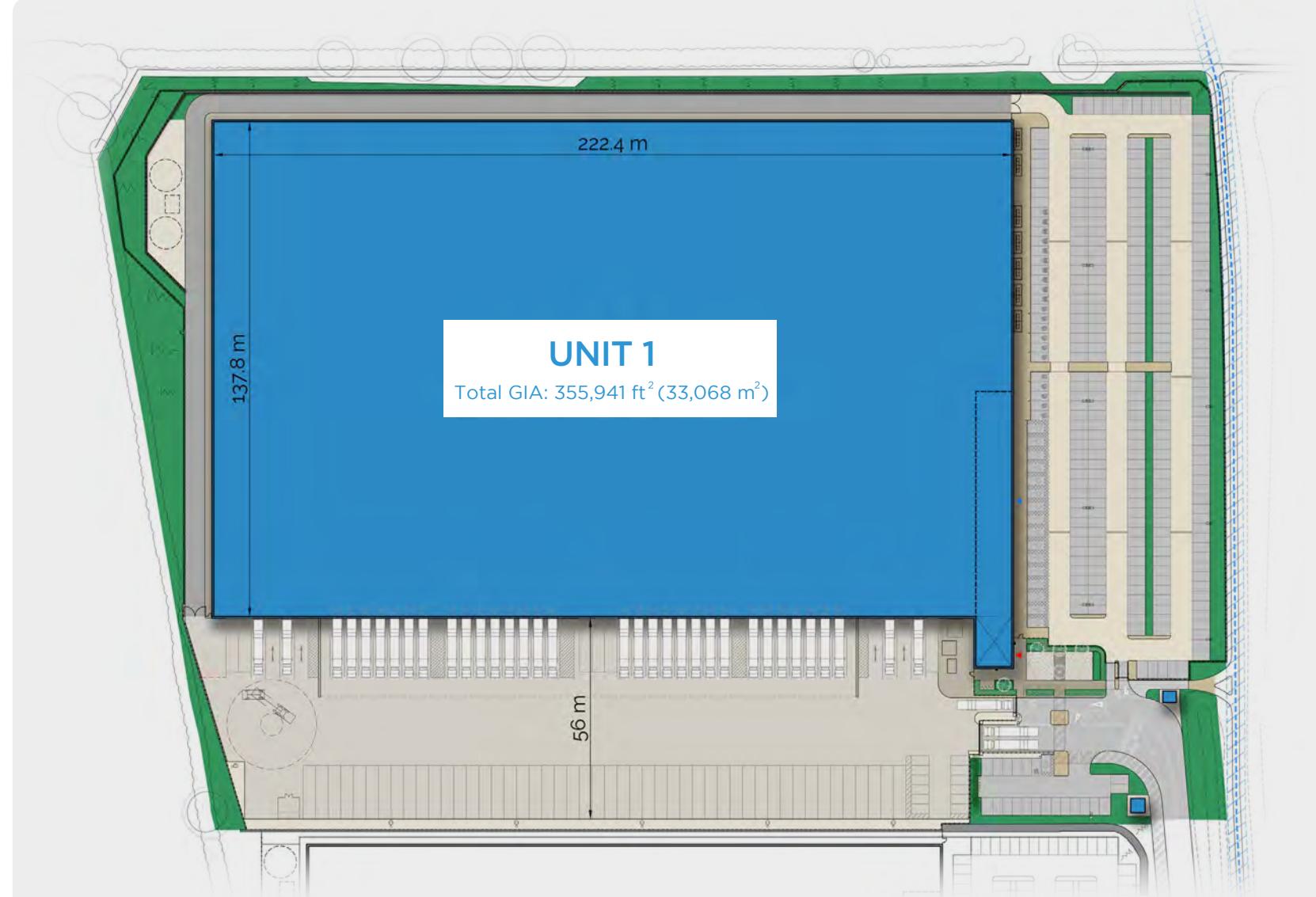
**GRAFTONGATE**



## ACCOMMODATION

### UNIT 1

Warehouse	329,980 sq ft
GF Office	2,077 sq ft
1st & 2nd Floor Office	16,899 sq ft
Mezzanine	6,985 sq ft
<b>TOTAL</b>	<b>355,941 sq ft</b>



Clear internal height: 16m



55m yard depth



26 dock loading doors + 4 euro docks



4 level access doors



54 HGV parking spaces



346 staff parking spaces



BREEAM Rating 'Excellent'

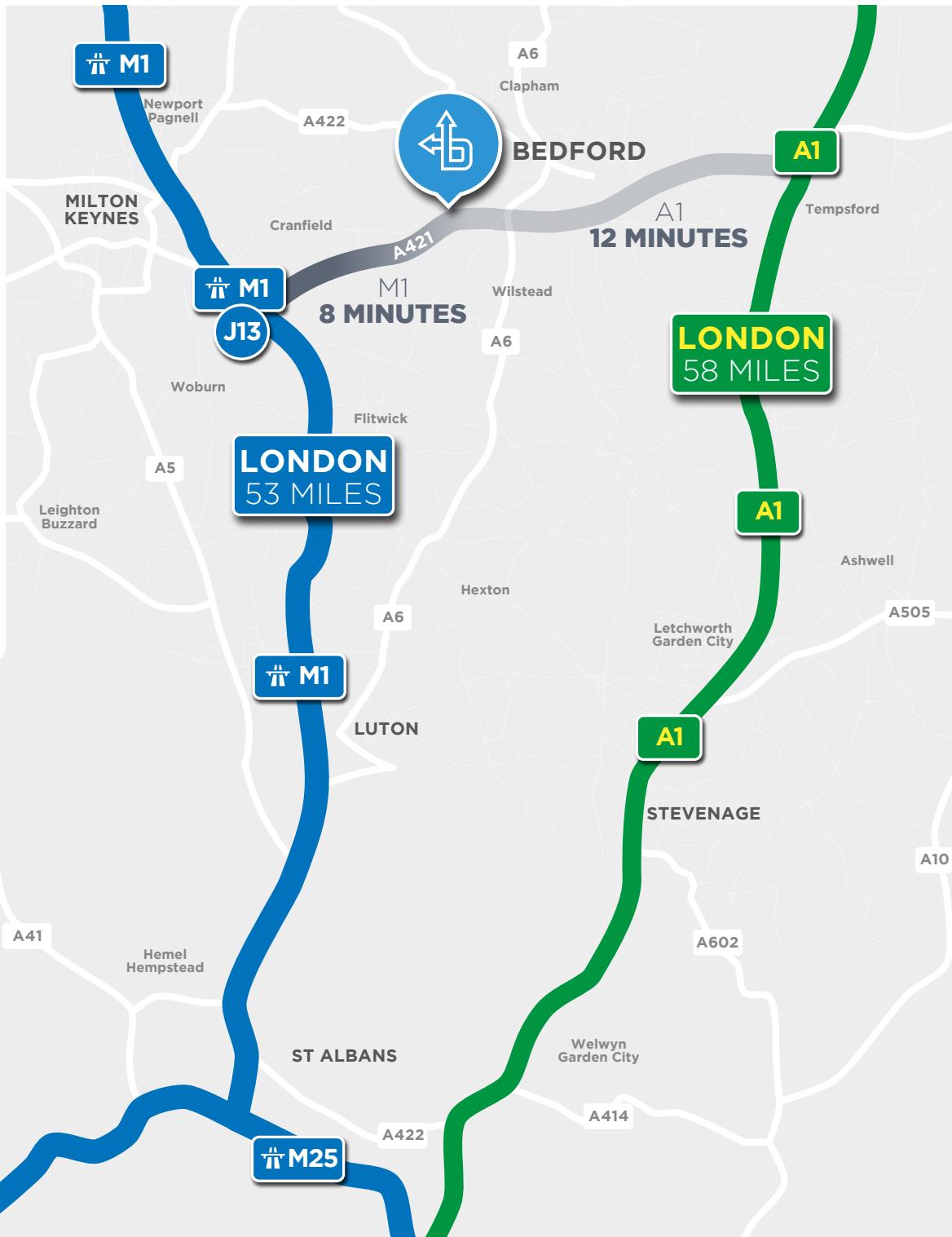


10% roof lights



Fibre optic broadband

AN  
ESTABLISHED  
LOGISTICS  
LOCATION



## A STRATEGIC LOCATION



### MOTORWAY DRIVE TIMES

M1 (J13) to Bedford Link	7 miles	8 mins
A1 to Bedford Link	11 miles	12 mins
M25	32 miles	30 mins
M11	37 miles	40 mins



### HGV DRIVE TIMES

C. London (via M1)	53 miles	1hr 14m
C. London (via A1)	58 miles	1hr 21m
Birmingham	80 miles	1hr 30m
Leeds	151 miles	2hr 35m
Bristol	153 miles	2hr 39m
Manchester	161 miles	3hr 0m



### PORTS

London Gateway	79 miles	1hr 54m
Felixstowe	102 miles	1hr 50m
Southampton	114 miles	1hr 55m
Portsmouth	117 miles	2hr 10m
Immingham	137 miles	2hr 29m
Dover	140 miles	2hr 29m

# SUSTAINABILITY

LondonMetric recognises the ever increasing importance of reducing the environmental impact of our business, with Bedford Link being at the forefront of this commitment. The development has sought to minimise operational carbon emission during the construction process and through building design and technologies

## LOW ENERGY DEMAND

The building has been designed in accordance with the principles of low energy demand.

- High performance thermal envelope and glazing
- Low air permeability to reduce heat loss
- Roof light design optimised to balance natural heat loss with light levels
- Air source pumps utilised for heating & cooling office space
- Roof built to support photovoltaic (PV) panels
- Electric car charging points
- BREEAM 'Excellent'



## WELLNESS

The importance of occupiers wellbeing is recognised and once complete the building will be "Well" accredited. The following features and measures have been incorporated into the park and building design.



### Bicycle Storage

Bedford Link is adjacent to Sustrans Cycle route "51" linking to Milton Keynes and beyond



### Enhanced Daylight

levels with glare control



### Environmental systems

controlled locally



### Noise Levels

managed by good design



### External areas

provide access to nature/ walking areas around adjacent park



### Well managed

and maintained common areas of development

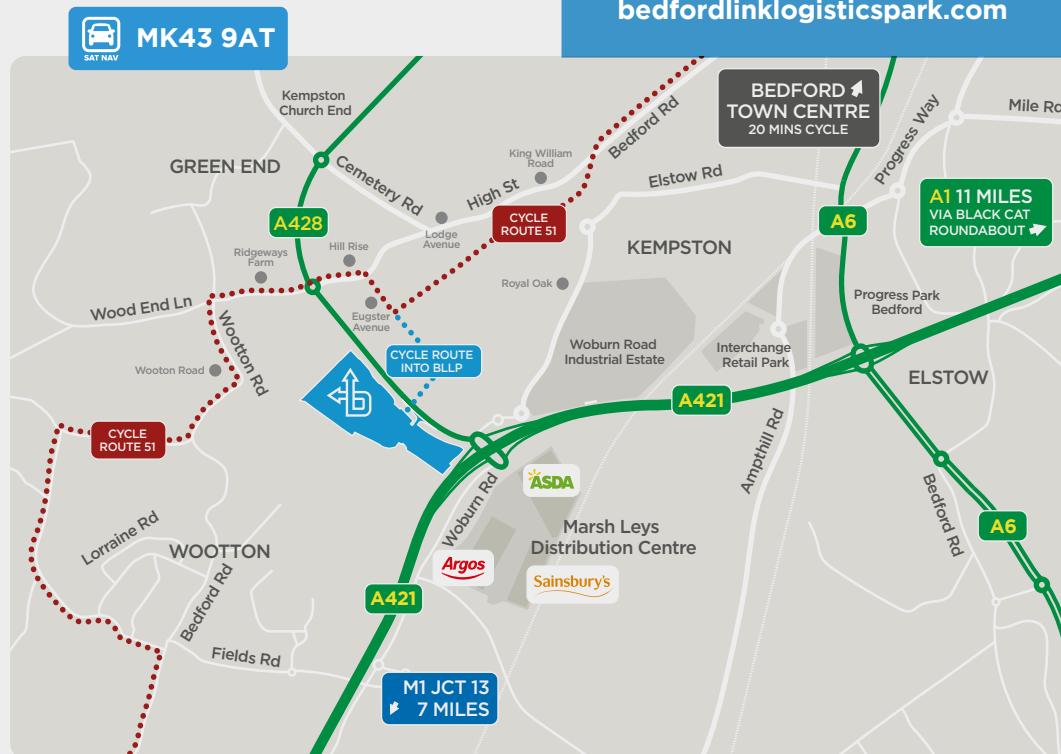




# BEDFORD LINK LOGISTICS PARK

Unit 1,  
Bedford Link Logistics Park  
Bedford  
MK43 9AT

[bedfordlinklogisticspark.com](http://bedfordlinklogisticspark.com)



**DTRE**

+44 20 3328 9080  
[www.dtre.com](http://www.dtre.com)

Mark Webster  
020 3328 9105  
[mark.webster@dtre.com](mailto:mark.webster@dtre.com)

Jamie Catherall  
020 3328 9097  
[jamie.catherall@dtre.com](mailto:jamie.catherall@dtre.com)

**adroit**  
REAL ESTATE ADVISORS

01234 639886  
0203 912 6440  
[adroitrealestate.co.uk](http://adroitrealestate.co.uk)

Lloyd Spencer  
01582 320941  
[ispencer@adroitrealestate.co.uk](mailto:ispencer@adroitrealestate.co.uk)

Steve Williams  
020 3961 8191  
[sWilliams@adroitrealestate.co.uk](mailto:sWilliams@adroitrealestate.co.uk)

**BNP PARIBAS  
REAL ESTATE**

020 7338 4000  
[realestate.bnpparibas.co.uk](http://realestate.bnpparibas.co.uk)

Ben Wiley  
020 7484 8128  
[ben.wiley@realestate.bnpparibas](mailto:ben.wiley@realestate.bnpparibas)

James Coggle  
020 7484 8128  
[james.coggle@realestate.bnpparibas](mailto:james.coggle@realestate.bnpparibas)

**LONDONMETRIC** PROPERTY PLC

**GRAFTON GATE**